

DRAFT Minutes of Planning Commission Meeting February 16, 2015

Roll Call: 7:05 pm

Planning Commissioners present were Supplee, Jeffrey, Dollenmaier, and Beal. Michele Braun was present as Clerk. Members of the public present included Robert Martin III, Ron Lyon, and Lisa Burr.

Approval of Minutes

Supplee moved to approve the minutes of Meeting 1501, January 19, 2015; Beal seconded the motion. **The motion passed 4-0-0.**

Site Plans

Lisa Burr has applied to operate a brewery on her property at 900 Bull Run Road.

Ms. Burr stated that she has had a license from the State Health Department, but had only cooked for groups visiting the property. At some point, the license was converted from a camp license to a restaurant license. A couple years ago, they added a beer and wine license. Then, they were approached by people who wanted to do on-site brewing workshops. They decided they would like to brew beer themselves. The State license that they would like to obtain allows on-site consumption, growler filling, and retail sale of bottled beer at farmers markets, but does not allow wholesale trade of beer to stores and restaurants.

The intent of brewing beer is to have an added attraction to their existing mission as an events, meeting space, and conference site. They want to bring people there, who would consume the beer on the premises. There is a room attached to the kitchen. The Federal Tax and Trade Bureau will inspect that room. They intend to make 10 gallons per day, one or two days per week. The TTB will require that they put locking doors between the brewing room and the kitchen, so that no taxable product can be shifted into the kitchen.

They have a 28,000 gallon capacity septic system that is rated to support a 24-seat, 3-meals/day restaurant. She does have any understanding of the waste that will be produced by the brewing and whether the septic system will absorb it.

The Public Hearing was closed at 7:20 pm

Beal proposed that the PC consider the property to be a Bed and Breakfast with a restaurant that has a liquor license and that now wishes to produce its own liquor.

Dollenmaier asked how the proposal would be viewed if the applicant were asking to bake bread rather than brew beer.

Jeffrey stated that he thought it was a stretch to call the restaurant an allowed use. It used to be a summer camp, then the owners expanded the use to include events, so the use for events/restaurant may be in violation of the zoning regulations, but the Conditional Use review is for the ZBA to figure out on Thursday. The matter before the Planning Commission is just the Site Plan, and with no exterior modifications proposed, there is not much to look at.

After some further deliberations along these lines, Beal moved to approve the site plan; Dollenmaier seconded the motion. **The motion passed 4-0-0.**

Robert Martin has applied to operate a used car sales lot on the property of North Main Service, Inc, at 13 Doyon Road.

Mr. Martin stated that he wants to sell used cars from that lot. In addition, during the annual sock sale at Cabot Hosiery, he would like to allow them to use the lot for overflow parking, and to let the farmer's market locate there, as they did last year.

Dollenmaier asked how many cars he anticipated parking on the lot. Martin didn't know; 10 or 20, he thought. He said he would like to keep it small.

Dollenmaier moved to approve; Beal seconded the motion. **The motion passed 4-0-0.**

Dollenmaier moved to adjourn; Beal seconded the motion. **The motion passed 4-0-0.**

Adjournment: 8:05 pm

**Next Special Planning Commission Meeting scheduled for March 30, 2015 at 6:00 pm.*

**Next Regular Planning Commission Meeting scheduled for March 16, 2015.*

These minutes are subject to change at the next regular meeting; however, they are substantially correct.